

established firms to look elsewhere.

The fact of the matter is, New Jersey is already losing important business operations as well as prospective investors, in the absence of a Statewide Plan that coordinates the actions of all levels of government. Citing labor force deficiencies, housing affordability and inadequate transportation systems as primary considerations for business locations, some of New Jersey's most prominent firms have begun locating back offices, research facilities, and even entire corporate divisions elsewhere. The very amenities that first attracted them to New Jersey have been overshadowed by the impacts of unbridled growth.

The State Plan will enable New Jersey to heighten its appeal as an attractive location for business and industry, because it will provide greater certainty about the levels of public facilities and services throughout the State. In addition, affordable housing will be more readily available when built to service new or existing business centers. Traffic management will also be more easily achieved by increasing the

opportunities for car- and van-pooling programs, road improvements, and by strengthening centers that have public transportation programs or potential.

Will The State Plan Force Us To Leave The Suburbs To Live In The Cities?

The New Jersey Legislature has directed the State Planning Commission to "revitalize urban centers..." Does this mean that we are to abandon the suburbs in order to achieve this goal? Will all the new growth be forced into the cities? Of course not!! Various levels of growth have been projected for regions throughout the State. The planning process will enable each municipality to prepare for that growth and manage it well.

The State Plan will also provide a mechanism for State agencies to coordinate their plans and budgeting decisions. Each will be working together to share information and channel infrastructure funds for maintenance and improvements most effectively. Priorities will be established to maximize the

investments already made by New Jersey's taxpayers. In this way, the cities will become more attractive places to live and work, and development pressures in the suburbs will be less burdensome.

The market appeal of our older urban centers, such as Hoboken, Jersey City, New Brunswick, the Camden Waterfront and Newark, is already evident. Concentrated reinvestment and revitalization will broaden that appeal in urban areas throughout the State. Cultural facilities and retailing interests will be bolstered by new investments by the public and private sectors. Middle and upper income households that prefer the convenience and diversity of an urban lifestyle, will have more options available to them.

The State Development and Redevelopment Plan offers a vision of renewal and rebirth for New Jersey's cities, one that will make all of New Jersey a viable, vibrant place of which we can all be proud.

A CITIZEN'S GUIDE TO THE STATE PLANNING PROCESS

Why Statewide Planning?

The State Planning Commission was created with the overwhelming support of New Jersey legislators and signed into law by Governor Thomas H. Kean on January 2, 1986. The lawmakers had recognized uncoordinated growth and development as a threat to New Jersey's economy. They had listened to the concerns of municipal officials and county governments, of corporate executives and business organizations, of home builders and real estate developers, of farmers and environmentalists, and most importantly - the New Jersey taxpayer.

Each had raised issues that hinged upon others, issues which were rooted in the State's rapid pace of development: chronic traffic congestion along our highways and local roads; the lack of affordable housing; labor shortages; declining cities; water shortages and flooding; pollution

in our rivers and lakes; the rising cost of waste disposal and fewer places to put it; and disappearing farmlands and open spaces. The New Jersey Legislature recognized an inherent weakness in our system of governance that was contributing significantly to what has come to be known as our "growth crisis."

When each level of government - 567 municipalities, 21 counties and 20 State agencies - plan and regulate independently, without a structure that encourages cooperation, the results are bound to be profoundly inadequate. In order to prevent further damage from this system of "a la carte" decision making - where development judgements were made without regard to their impacts on neighboring communities - the New Jersey Legislature devised a system leading to the coordination of plans, policies and procedures at all levels of government.

This system is the cross-acceptance process and it will form the foundation of the State Development and Redevelopment Plan. Through discussion, cooperation, and negotiation, cross-acceptance will allow us to

achieve a common goal: a better New Jersey for the next generation.

We May Need A Plan, But Do We Need This One?

Most New Jerseyans agree that we must manage the State's future growth in order to continue to attract new businesses and jobs. They see our environmental resources as economic assets that shape our high quality of life and standard of living and feel strongly about protecting them. And yet, others have argued that the State Plan will protect our natural resources at the expense of our economic development. They are also concerned that the early draft documents issued by the State Planning Commission do not reflect these concerns, and are troubled by the fact that there has not been much public participation in developing these documents.

Early drafts have been presented for public reaction, but are not - by any stretch of the imagination - carved in stone. In fact, the State Planning Act requires a "bottoms up" approach to the planning process, called "cross- acceptance." Cross-acceptance is a bold planning

initiative which gives citizens an active role in planning the future of their communities with their local and county governments. During cross-acceptance, there will be significant opportunities to discuss the interests of environmental protection and economic development, and a host of others as well. The State Development and Redevelopment Plan will become New Jersey's growth management plan only after the cross-acceptance dialogue is completed. (A detailed description on cross-acceptance, is available in the accompanying brochure.)

Will The State Plan Prohibit New Growth In Most Of The State?

A common misconception about the planning process involves the charge that the State Development and Redevelopment Plan will result in fully two-thirds of the State being closed down to future development. This is merely a myth that has been perpetuated by some groups and individuals that either do not understand the Plan, or have been motivated by other reasons to mischaracterize its

proposals.

The State Plan is designed to accommodate the entire amount of New Jersey's projected growth in population and employment through the year 2010. During cross-acceptance, municipal and county governments will help to identify areas for growth and limited growth. Their recommendations will be based upon the tier system, an organizing mechanism that groups together lands with shared characteristics.

In rural and suburbanizing areas, hamlets, villages and corridor centers will be identified, thereby expanding the development options available to these communities. In this way, the State Plan will provide the assistance municipalities need to plan for the new growth and development they desire.

Will Statewide Growth Management Drive Business Away From New Jersey?

Critics of the State Plan have charged that Statewide growth management will drive new businesses and jobs away from the State and force many